

Arlington Conservation Commission  
Minutes  
October 16, 2014

Mr. Stevens called the meeting to order at 7:45 p.m. in the second floor conference room of the Town Hall Annex. Present were Nathaniel Stevens, Susan Chapnick, Janine White, Catherine Garnett, Charles Tirone, Eileen Coleman, Curt Connors, Michael Nonni, Michelle Durocher and David White of the Commission. Also present were Nelson Hammer, Scott Jordan, Ned Carney, Mary Winstanley O'Connor, and Fred Keylor.

7:45pm – **Commission Business**

Connors/DWhite motioned to approve the 10/2/14 **minutes** with edits; motion passed unanimously.

Coleman/DWhite motioned to approve the drafted Order of Conditions for **15 Thesda St**; motion passed unanimously.

Ms. Beckwith will forward another draft of the Stewards Handbook in order to have these printed for the **Land Stewards** meeting on October 30. The Commission discussed bringing food and other items.

Mr. Stevens reported that the new gate from Mt. Pleasant Cemetery to **Meadowbrook** Park, at the turn of Brooks Ave will remain unlocked for now and no new signs will be posted at this point.

Ms. Beckwith brought up that a **Dudley Street** resident contacted the DEP Hotline to complain about a neighbor on Dudley Street with apparent sewage flowing into yard and debris in yard adjacent to Mill Brook. DEP contacted Ms. Beckwith about this complaint. Ms. Beckwith will follow up.

8pm **Notice of Intent** - 19 Massachusetts Ave, hotel addition

Ms. Winstanley-O'Connor presented the project to construct an addition to the rear of the building. Mr. Keylor described that the addition will be built on piers with flood storage provided below the structure. The roof drains will connect to infiltration units also located below the addition. The applicant stated that the 2:1 compensatory flood storage capacity requirement is met when an additional small chamber is constructed inside the garage of the existing building. There is new native landscaping proposed with the project to the southeast of the addition.

Ms. White asked a point of clarification that there didn't appear to be a designed outlet from the infiltration units. Mr. Keylor explained that these would overtop when full and outlet to the gravel base located underneath the addition and then flow overland to the brook.

Mr. Stevens asked what vegetation will be removed with the proposed work. Six elms, Asian cultivars, approximately 9 inch DBH (diameter at breast-height) and some of the arborvitae hedge will be removed along with some other ornamental shrubs.

Mr. Jordan, from Ecotec, described that the impervious 3K feet of project will be no closer to Alewife Brook (at 86 feet away) than the existing basketball court. The 2000 square feet of additional impervious area is compensated for with the proposed 2000 square foot mitigation area that will be planted with native plants in a cove area and along the side up to the Stormceptor unit. This area will be planted with River birch, ferns, and groundcover. He believes this proposal meets the standards of 10.53 (4) of the Regulations of the Wetlands Protection Act, assuming a 1:1 mitigation. Commission discussed that a 2:1 mitigation may be required.

Mr. Tirone asked what was at the site previously, before the existing hotel. It was a car dealership. Mr. Tirone asked how much impervious area previous development took up on the lot and when was the hotel built, was the area previously degraded.

Mr. Hammer described that the new mitigation area will be mulched and not redone as lawn or mown, as to let the native vegetation spread out in the spaces between the plants.

Ms. Beckwith asked if the area would be monitored for invasive species and that if found, hand-pulling would be allowed to maintain the area as designed.

Ms. White requested and noted the following:

- a. Test pits and borings are old; recommended a minimum of 2 test pits be performed to update drainage data
- b. Recommended updating hydrocad calculations using 2.5' of crushed stone rather than 3.5' of stone to agree with the detail in the plans.

Mr. Connors asked how long would the construction take. The consultants thought that the project would be completed in 16 to 18 months.

Mr. Tirone commented that, the applicant has filed under 310 CMR: 10.53(4) and needs to show an improvement over existing conditions to the natural capacity of the resource area and that he was have a tough time seeing the proposed design, an hotel addition, as an improvement over lawn.

Mr. Stevens questioned the applicability of 310 CMR 10.53(4) to this project, saying that provision was aimed toward removal of nuisance aquatic vegetation or restoration of wetlands.

The application, specifically the stormwater report, has also been filed with the Engineering Department for their review and comment. The Conservation Commission has not heard from Mr. Chouinard, Town Engineer, yet on this.

Mr. Tirone asked to see the Operation and Maintenance inspection reports for the

Stormceptor unit and asked if the Stormceptor could get re-installed farther down the treatment train to capture more sediment from the parking lot.

Mr. Scott asked the Commission if there were off-site mitigation areas that could be suggested to provide for enhancement or improvement to natural resources. The Commission took this under consideration.

Ms. Beckwith asked for an elevation of the proposed addition from the side of the resource area, Alewife Brook.

The Commission decided that a site walk was warranted. Ms. Beckwith will poll the Commission for dates.

DWhite/Connors motioned to continue the hearing to 11/6 at 8:15pm in order to conduct the site visit; motion passed unanimously.

8:30pm **Discussion** - Eagle Scout project, Conservation Land signs, Trevor Brown

Mr. Brown presented a sample sign to the Commission and they gave him feedback. He investigated how much it would cost to have a sign shop produce these and the figure was \$1100 for 5 signs. Signage wording was decided as: line#1 = name of area; line #2 = Arlington Conservation Land. Mr. Brown will install 6 signs: 2 at Mt. Gilboa, 1 at Window on the Mystic, 2 at Meadowbrook Park and 1 at Philemon St. Mr. Brown plans to have the signs installed before Thanksgiving.

DWhite/Chapnick motioned to reimburse Mr. Brown for materials up to \$200 from the Conservation Land Steward Fund; motion passed unanimously.

Commission Business, cont.

Ms. Beckwith reported on unpermitted cutting of trees at **48 Lakehill Ave** and will draft the NON letter and forward this to the Commission.

The Commission reviewed the 2<sup>nd</sup> draft of the **Enforcement Flow Chart** as generated by Ms. Chapnick. Mr. Tirone distributed recommended edits, which were discussed. Ms. Coleman will generate a 3<sup>rd</sup> draft for the Commission to review.

Meeting adjourned at 10:30pm.

Respectfully submitted,  
Corinna Beckwith  
Commission Administrator